

Two - Family Design Guidelines



Preserving Yesterday's Heritage for Tomorrow.

The Town Board adopted these design guidelines at their June, 2009 meeting. These guidelines will direct two-family development to ensure the development occurs in an attractive and consistent fashion throughout the Town. Two-family residential projects are regulated through Article IV Planned Unit Development (PUD) of the Town Code of Ordinances. This article notes that developers shall demonstrate an effort to make their Planned Unit Development consistent with these design guidelines.

Town of Cedarburg, Wisconsin
1293 Washington Avenue
Cedarburg, Wisconsin 52310-9304

<i>Contact Type</i>	<i>Contact Information</i>
Town Hall Telephone Number	(262) 377-4509
Town Hall Fax Number	(262) 377-0308
Town Hall Email Contact	eryer@town.cedarburg.wi.us

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Additional copies of these guidelines and other information may be found at the
Town of Cedarburg web site – www.town.cedarburg.wi.us

Design guidelines.

(1) Two-family units should conform to the following design guidelines.

(a) Building Placement.

- [1] Buildings should be oriented towards adjacent public streets, courtyards and other public spaces.
- [2] Buildings should be placed parallel to the street edges when possible, or perpendicular to the street if arranged around a courtyard or other open space.
- [3] When located within the Town Center Overlay District, buildings should be placed close to the right-of-way when possible to help create a sense of pedestrian friendliness and accessibility.
- [4] If buildings are substantially setback from the street, landscape elements should be used to soften the appearance of the units and maintain the privacy of the units.

(b) Parking and circulation.

- [1] Parking should not be located in the front yard of two-family units.
- [2] Parking areas should be located on the side or in the rear of buildings accessed by one driveway. Garages are to be in the rear or side-loaded. Variances for detached garages larger than the permitted accessory structure square footage may be granted by the Town Board. Shared parking is encouraged.
- [3] Detached garages should be designed and constructed of like materials of the principal structure.
- [4] Parking areas should be organized as simple geometric shapes with strong edges of landscaping, decorative fences/garden walls, and lighting to provide screening from adjacent streets, public spaces, and residential uses.

(c) Service and utilities.

- [1] When economically feasible, utilities should be buried and located at the rear or side lot lines. Meters and transformers should be placed at the side or rear of lots and screened from public view with decorative fencing, walls and/or landscaping. Dumpsters shall be completely screened from view by wooden fencing or evergreen plantings.

(d) Landscape.

- [1] A landscape plan shall be submitted. Site landscaping should be organized to accent architecture, enhance outdoor spaces, buffer between uses and screen less desirable features such as utilities and rear parking areas.
- [2] Side and rear driveway and parking areas should be landscaped in order to screen the areas from adjacent uses and public streets.
- [3] A minimum of 50% of the street facing facades should contain foundation plantings and at least 2 trees should be planted per 100 feet of lot street frontage.
- [4] Plant sizes and species are subject to Plan Commission recommendation and Town Board approval as a part of the required landscape plan.

- (e) Architecture.
- [1] Rhythm. Building facades should display rhythm through the recurrence of certain building elements. This does not apply to developments that consist of several two-family units, as diversity and uniqueness is encouraged therein.
 - [2] Proportion. Building massing and components should demonstrate proportional consistency (in height to width) to provide balanced appearance. Buildings with vertically proportioned components (height greater than width) are encouraged to avoid squat-appearing buildings.
 - [3] Facade Layering. Elevations should be articulated in ways that give the appearance of multiple facade layers which add depth and avoid the appearance of flat residential facades. Suggested techniques include: wall plane projections, porches, balconies, bay windows, roof projections and extending roof eaves.
 - [4] Historical Considerations. New construction should take into account the scale and character of any historic buildings in the adjacent area.
 - [5] Side elevations. Visible side elevations should incorporate the use of scale providing features including horizontal banding, columns, sills, lintels and other features that emphasize window openings, changes in color, material or texture.
 - [6] Form and roof. New buildings and additions should be designed with simple rectangular volumes, accented by other shapes as details. Sloped roof forms are appropriate; flat roofs shall not be used.
 - [7] Corner buildings (corners of public roads). These buildings should define the intersection with distinctive architectural character and high quality materials and landscaping.
- (f) Entryways.
- [1] Each unit may have its own entryway, or may share a common entryway. At least one entrance must face a public street. That entrance should be easily identified and emphasized through the use of architectural details and/or other treatments such as a porch.
 - [2] Special paving treatments may be used to define the entry.
- (g) Lighting.
- [1] Exterior lighting should enhance building architecture, reinforce entries, and illuminate walks.
 - [2] Energy conservation and efficiency should be considered.
- (h) Materials and colors.
- [1] Building materials. Acceptable materials for all sides of buildings (aside from glass windows) include common size brick, native stone (i.e. limestone, fieldstone, lannon stone), cement board siding, and wood siding.
 - [2] Roof materials. Acceptable roofing materials include clay tiles, wood shingles, slate, asphalt shingles, and metal tiles. "Green roofs" composed of organic materials are an acceptable option in new construction.
 - [3] Rear elevations. When a rear façade faces a street or is highly visible to the public, the rear façade should be designed as a front or side façade.